

7.3.11 High Density Residential Zoning Amendment Action. The City shall amend the existing Multi-Family Residential (R-4) Zoning District, Section 4.5 of the Zoning Ordinance to incorporate the following development standards from Table 7.6 as they pertain to the Downtown Planning Area.

Table 7.6
HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS

Permitted Uses:	Multi-family dwellings and accessory uses which are necessary to multi-family dwellings.
Conditional Uses:	All uses conditionally permitted within the low density residential district, hospitals and sanitariums, private clubs or lodges, fraternity or sorority houses, and all new buildings and additional dwelling units.
Intensity of Use:	The maximum residential density shall be 30 units per net acre, governed by a standard of 1,450 square feet of net lot area per unit. The floor area ratio shall not exceed 1.4.
Minimum Setback Requirements:	15 feet front yard, 6 feet plus 2 feet per each additional story above 2 stories side yard, and 15 feet rear yard.
Minimum Lot Size:	7,200 square feet.
Minimum Lot Width and Frontage:	Average lot width shall be 60 feet. Minimum street frontage shall be 72 feet.
Building Height:	The maximum building height shall be 3 stories (40 feet).
Parking:	Off-street parking shall be provided in accordance with the provisions of Section 8.0 of the City Zoning Ordinance.
Landscaping:	A minimum of 300 square feet of open space area shall be required for each dwelling unit on the ground floor, plus 150 square feet of open space area for each unit above the ground floor. Roof decks, balconies, or other open structural open areas which are improved for outdoor living may be used to satisfy the open space requirements for above ground floor units. Ground floor open space areas shall be a minimum of 10 feet in average width and a minimum of 20 feet in average length.